

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

DETERMINATIONS AND FINDINGS RELATIVE TO THE
CONDITION OF THE CENTRAL BUSINESS DISTRICT/
BEDFORD-WEST URBAN RENEWAL AREA AND THE CLEARANCE
AREA LOCATED THEREIN, PROJECT NO. MASS. R-

WHEREAS, the Boston Redevelopment Authority (hereinafter called the "Authority"), is a public body, politic and corporate, duly organized and existing under Chapter 121B of the Massachusetts General Laws (Ter.Ed.), as amended, within the City of Boston, Massachusetts; and

WHEREAS, the Authority has undertaken and conducted surveys, studies, and inspections of an area within the City of Boston known and referred to as the Central Business District/Bedford-West Urban Renewal Area and described in the Exhibit "A" attached hereto and made apart hereof (hereinafter called the "Project Area"), which Project Area includes a Clearance Area as shown on Map 6 of an application for Loan and Grant, which application was presented to the Authority; and

WHEREAS, the Authority has prepared an Urban Renewal Plan for the Project Area and proposes to undertake an urban renewal project therein; and

WHEREAS, there was presented to this meeting of the Authority the Project Area Report set forth in Code No. R-212 of the Part I: Final Project Report for the Central Business District/Bedford-West Urban Renewal Project, which report describes the surveys and studies undertaken in the Project Area, the criteria used to determine the condition of structures and the character, physical conditions and uses of land and structures in the Project Area; and

WHEREAS, with the consent of the Division of Urban Renewal of the State Department of Community Affairs and the City of Boston acting by its Mayor with the authorization of the City Council, and with the approval of the Department of Housing and Urban Development pursuant to a temporary loan contract under Title I of the Housing Act of 1949, as amended, the Authority, as provided by law, prior to the completion and approval of the Urban Renewal Plan for the Project Area has conducted so called "early

land acquisition activities" in the Project Area by acquiring land in the Project Area and conducting relocation activities; the Authority has held a public hearing after due and proper notice, has received and heard extensive evidence, data, exhibits, views and opinions and has in a resolution adopted on October 14, 1965 and affirmed on August 2, 1967 made certain findings and conclusions concerning the buildings and conditions within said Project Area; and

WHEREAS, the Authority has considered and reviewed the aforementioned Project Area Report;

NOW, THEREFORE, BE IT RESOLVED that the Boston Redevelopment Authority, acting under and pursuant to its powers under the provisions of Chapter 121B, as amended, and any other powers thereunto enabling, does hereby determine and find the following particular facts:

1. The character and conditions of the Project Area as described in said Project Area Report do exist.

2. The Project Area as a whole is at present a blighted, deteriorated, and deteriorating area and is a decadent, substandard or blighted open area, and qualifies for federal financial assistance under said Title I in that -

a. The single building in the Project Area is a substandard building due to its obsolescence and deteriorated condition, defects to structural elements, inefficient layout and interior construction adversely affecting the practicality of improvement or conversion, lack of natural light and ventilation, outdated structural mechanical, sanitary, fire protection, and egress systems which cannot be economically repaired, inadequate off-street loading, servicing and refuse collecting facilities, and other defects to the structure and essential facilities **not correctable by normal** maintenance.

b. The existing streets and related facilities are deficient and require reconstruction or other improvements to eliminate the deficiencies and to bring the streets to acceptable standards. Norfolk Place, in particular is inadequate in width to provide sufficient access and off-street servicing to the building.

c. The lack of adequate off-street loading facilities and inadequate sidewalks has caused conflicts between pedestrians and vehicular traffic and has impeded the efficient flow of traffic.

d. Public utilities in the Project Area are, in general, inadequate and obsolete and do not comply with acceptable standards. The existing surface drainage and sanitary sewer systems are not separated and are inadequate to serve new development.

e. The existing building is economically obsolescent due to its inefficient layout, lack of column-free space, general deterioration and unattractive appearance, and outdated facilities which are not conducive to the needs of contemporary retailing and which have led to a decline in retail sales. In the past twelve years, three major department stores on the site have gone out of business and the building is presently vacant.

3. The clearance area contains one building which, because of the structural defects, conditions of deficiency and blighting influences referred to hereinbefore warrants clearance.

AND BE IT FURTHER RESOLVED that the Authority, acting under and pursuant to its powers as aforesaid, does hereby find and determine as follows:

(1) That the Project Area is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of a building which is out of repair, structurally substandard, obsolete, and in need of major maintenance and repair, and because of its substantial change in business and economic conditions, and because of inadequate light and air and open space, and because of inadequate streets make it improbable that the Area will be redeveloped by the ordinary operations of private enterprise;

(2) That the Clearance Area is a blighted, deteriorated, and deteriorating area and is a decadent, substandard or blighted open area; and

(3) That the Authority has prepared an urban renewal plan for the Project Area, which plan will include action with respect to the Clearance Area.

AND FURTHER BE IT RESOLVED that the Board hereby affirms certain findings and conclusions concerning the buildings and conditions within that project area in a resolution adopted on October 14, 1965 and affirmed on August 2, 1967;

AND FINALLY, BE IT RESOLVED that the Secretary of the Authority is authorized to publish a notice of the findings and determinations adopted herein in a public newspaper of general circulation.

EXHIBIT A

Description of Project

Beginning at the intersection of the southeasterly sideline of Washington Street and the northeasterly sideline of Bedford Street;

Thence running in a generally southeasterly direction along said northeasterly sideline of Bedford Street to a point, said point being the intersection of the northeasterly sideline of Bedford Street and the southeasterly sideline of Harrison Avenue Extension extended thereto;

Thence turning and running in a generally southwesterly direction along said southeasterly sideline of Harrison Avenue Extension to a point, said point being the intersection of the southeasterly sideline of Harrison Avenue Extension and the southwesterly sideline of Exeter Place;

Thence turning and running in a generally northerly direction across Harrison Avenue Extension to a point, said point being the intersection of the southwesterly sideline of Norfolk Place and the northwesterly sideline of Harrison Avenue Extension;

Thence turning and running in a generally northwesterly direction along said southwesterly sideline of Norfolk Place to a point, said point being the intersection of the northwesterly sideline of Washington Street and the southwesterly sideline of Norfolk Place extended thereto;

Thence turning and running in a generally northeasterly direction along said northwesterly sideline of Washington Street to a point, said point being the intersection of said northwesterly sideline of Washington Street and the northeasterly sideline of West Street;

Thence turning and running in a generally southeasterly direction across Washington Street to the point of beginning, said point being the intersection of the southeasterly sideline of Washington Street and the northeasterly sideline of Bedford Street.